

CITY OF ABERDEEN  
PLANNING COMMISSION MEETING  
MINUTES

Wednesday, May 11, 2011

A meeting of the Aberdeen Planning Commission was called to order at 7:00 p.m., May 11, 2011, in the Council Chambers by Chairman Joe Swisher.

MEMBERS PRESENT: Chairman Swisher, Commissioners Braerman,  
Heavey, Hersh, Kosko, Preston, and Schlottman

OTHERS PRESENT: Councilwoman Ruth Ann Young  
Phyllis Grover, Director of Planning & Community  
Development  
Matthew Lapinsky, Director of Public Works

The minutes of the April 13, 2011 meeting was approved with amendments to be considered at the June meeting.

AGENDA ITEMS:

**1. Review the Final Subdivision Plat One for Aberdeen Xchange**

Representative: Gerry Powell, Frederick Ward Associates, Bel Air, MD.

Mr. Powell represents the owners of the property, IDGAD II, LLC and Mr. Davis Emory, Managing Member was present at the meeting. Mr. Powell presented the Final Subdivision Plat One for the Aberdeen XChange project located off Old Philadelphia Road and MD 715. Mr. Powell stated that the Planning Commission approved the Revised Preliminary Subdivision Plan at their February 9, 2011 meeting and the City Council approved the same at their February 28, 2011 meeting. He stated that this is a 4-lot subdivision that also includes stormwater management easement and forest conservation area which is depicted on the plat and State Highway Administration (SHA) road right-of-way widening project. He stated that he has received comments from the Aberdeen Departments of Planning and Community Development and Public Works on the plat and will incorporate them as necessary. Mr. Swisher stated that is a 6 lot subdivision. Mr. Powell pointed out the only 4 lots are buildable and meet the Aberdeen Development Code and Subdivision Regulations. He stated that the remaining area is dedicated to open space and road right-of-way which has been deeded to the SHA.

Mrs. Grover stated that she had reviewed the plat and offered these comments: need signature of owner or managing member of IDGAD II, LLC; need signature for Vincent Nohe, Registered Professional Land Surveyor; addresses need to be assigned to all lots and she will confirm the addresses with Harford County Emergency Operations; and a

note regarding the property being located in the Harford County Perryman Wellfield Protection Area.

Mr. Lapinsky stated that the Department of Public Works reviewed the plat and offered these comments: owners need to sign the plat; surveyor needs to sign, seal and date the plat; drainage and utility easements do not match the latest stormwater management and road and stormdrain plans; revise the note stating, "The signing of the Subdivision Plat in no way guarantees the availability of water and sewer service to the property at the time of development"; add a note regarding the Harford County Wellhead Protection Area complying with Harford County comments; address all proposed lots; provide metes and bounds description around the proposed stormwater management facility; and show and label non-tidal wetlands.

Mrs. Heavey asked for clarification on the number of lots being subdivided. Mr. Powell stated that 4 lots are buildable lots per the Aberdeen Development Code requirements, a stormwater management easement and forest conservation area is provided on-site, and the SHA has purchased right-of-way from the property owners and plats and deed were recorded for the right-of-way. Mrs. Heavey asked for clarification of the shaded area of Newton Road on the plat as it relates to the Warfield property. Mr. Powell stated that he believes it is a drafting error on the right-of-way that is depicted and it does not appear to line up with the Warfield Property.

Mrs. Kosko asked for clarification on the Subdivision Data. She asked if the 4 buildable lots, open space area, and SHA right-of-way should be noted in the Subdivision Data. Mr. Powell stated that the Area Tabulation chart provides the information on the total enclosed area, total net lot area, total road right-of-way area, and total open space area. Mrs. Kosko asked if they would correct the spelling of State Highway Administration on the plat.

Mr. Schlottman asked the status of the purchase for the Warfield property. Mr. Powell stated that there will be a consolidation of Lot 1 and the Warfield property and Royal Farms is under contract with the Warfield's to purchase their property.

**Motion by Mr. Schlottman, seconded by Mr. Hersh, that the Final Subdivision Plat One be approved as presented, with inclusion of staff comments. Motion passed unanimously.**

## **2. Review the Revised Final Plat 5<sup>th</sup> Resubdivision of Beards Hill Plaza**

Representative: Gerry Powell, Frederick Ward Associates, Bel Air, MD.

Mr. Powell represents the owners, Colgate Investments, LLP of the Beards Hill Plaza. He stated that the Preliminary Subdivision Plan was approved by the Planning Commission at their August 11, 2010 meeting and the City Council approved the same at their September 27, 2010 meeting. He said that the owners are proposing to subdivide Lot 1 to create a 1.7361 acre parcel known as Lot 9. He said that Lot 9 will have access

off Middleton Road and a secondary access from the shopping center. He said that the subdivision of the land also includes a dedication of right-of-way for Middleton Road. He said that the zoning of the properties is B-3 Highway Commercial District and the ultimate use of Lot 9 is unknown at this time but recognize that the proposed use would have to be a principal permitted use. He stated that a sidewalk will be added along Beards Hill Road and a note will be added to the plat.

Mrs. Grover stated that she had reviewed the plat and offered these comments: need signature for owner of Colgate Investments, LLP; need signature for Vincent Nohe, Registered Professional Land Surveyor; and provide address for Lot 9 and confirm with Harford County Emergency Operations prior to recordation of the plat.

Mr. Lapinsky stated that the Department of Public Works reviewed the plat and offered these comments: surveyor needs to sign, seal, and date the plat; show and label all existing and proposed stormwater management easements; provide metes and bounds descriptions around the “Reserved for Stormwater Management” areas; address all lots; provide drainage and utility easement between Lot 9 and other properties; and provide an existing and proposed certified Water Usage letter signed, sealed, and dated.

Mrs. Heavy asked for clarification of the various property owners and the right-of-way for Middleton Road. Mr. Powell stated that the Colony at Beards Hill owns a portion of the right-of-way and the frontage of proposed Lot 9 is owned by Colgate Investments, LLP. He said that the right-of-way will be dedicated to the City of Aberdeen in the future.

Mr. Schlottman asked if the access for DeMarco Park is still located behind the shopping center and if it will connect to the existing paving? Mr. Powell stated that Colgate Investments have negotiated with the Colony at Beards Hill to extend the road and to provide the access for DeMarco Park.

Mr. Swisher questioned the construction of Middleton Road and the right-of-ways. Mr. Powell said that Colgate Investments will extend the road from where it is paved now to the end of their property.

Motion by Mrs. Kosko, seconded by Mr. Schlottman that the Revised Final Plat 5<sup>th</sup> Resubdivision be approved as presented, with inclusion of staff comments. Motion passed unanimously.

There being no further business or public comment, the meeting was adjourned at 8:10 p.m.

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Planning Commission Chairman

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Date of Approval

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Recording Secretary